

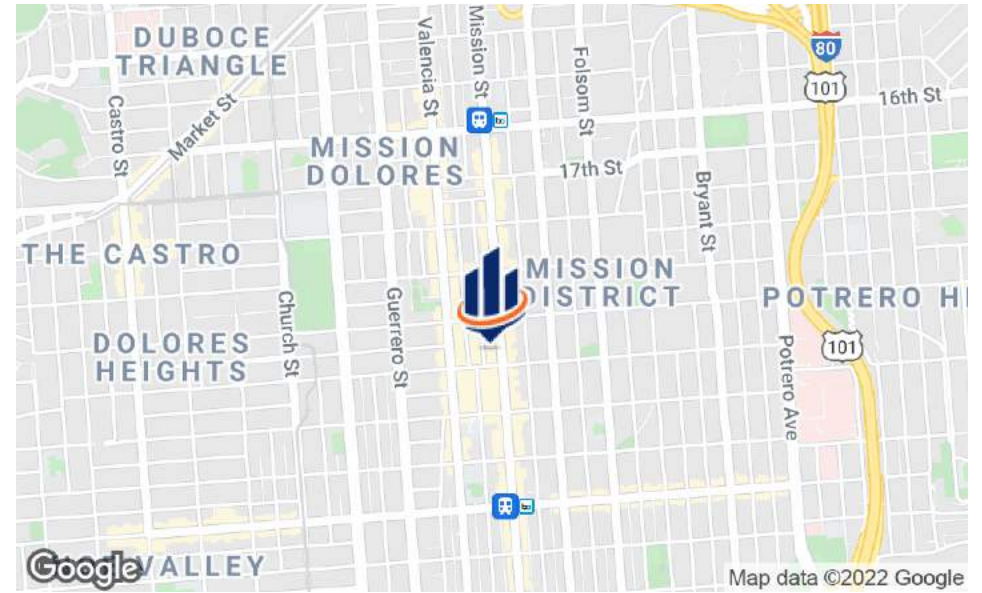
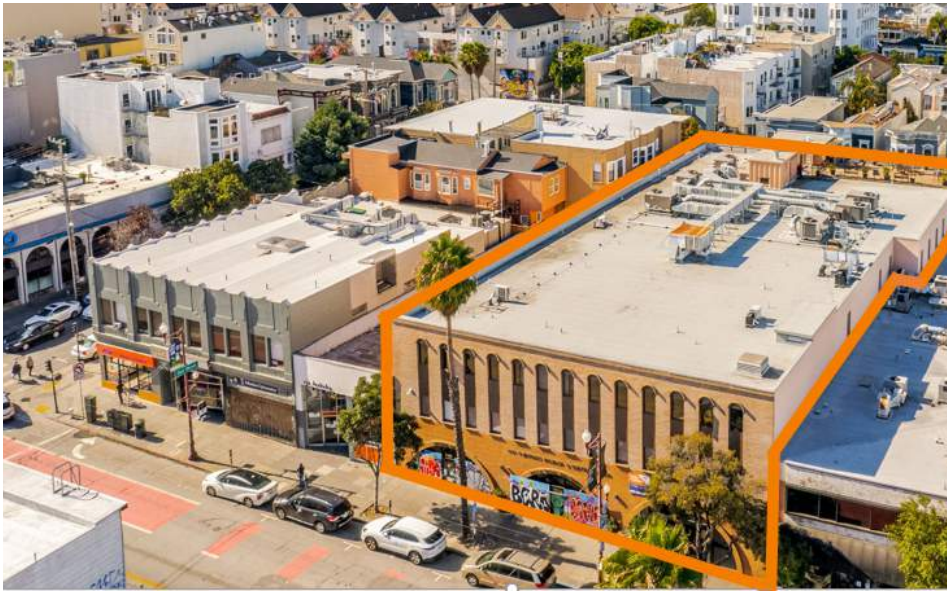
FOR LEASE

2480-2482 MISSION STREET

LOS PORTALES MEDICAL &
DENTAL CENTER

San Francisco, CA 94110





OFFERING SUMMARY

LEASE RATE:	\$3.50-\$4.25/SF/MO/NNN
BUILDING SIZE:	± 36,969 SF
AVAILABLE SF:	± 9,131 SF
LOT SIZE:	0.3 Acres
ZONING:	Mission Street NCT
MARKET:	Mission District
TRAFFIC COUNT:	8,318
APN:	3609-119

PROPERTY OVERVIEW

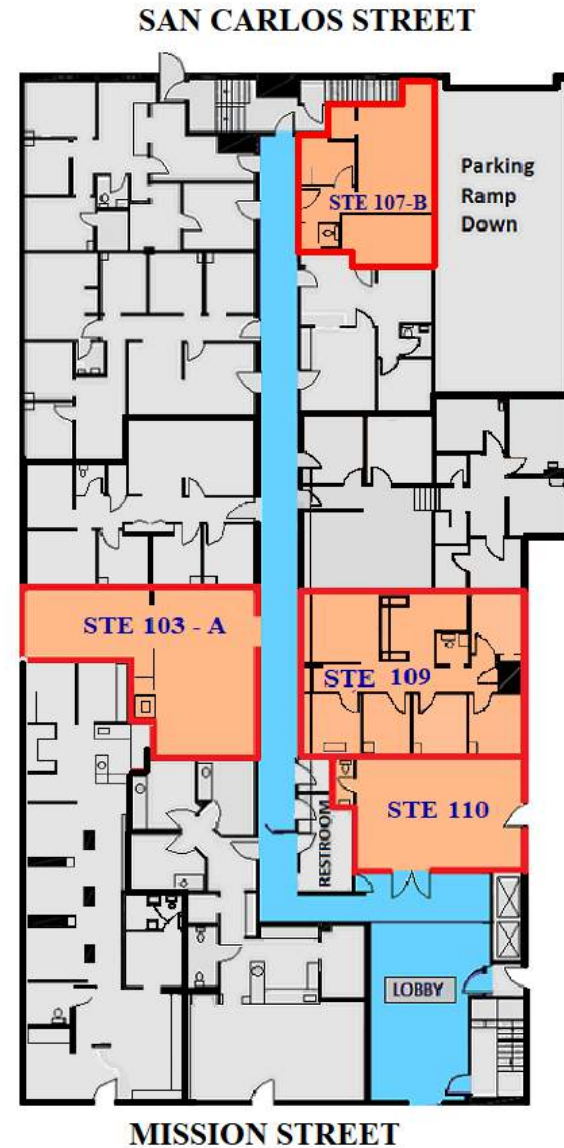
The Los Portales Medical & Dental Center, located in the vibrant Mission District neighborhood of San Francisco, is one of the neighborhood's premier destinations for medical services. Tenants include physicians, dentists, optometry, and other practitioners. Located on Mission Street with parking access from San Carlos Street, it is easily accessible by numerous public transportation options.

PROPERTY HIGHLIGHTS

- Direct Mission Street Frontage and Ground Floor Lobby Entrances
- Excellent visibility from Mission Street
- Parking garage in building accessible from San Carlos Avenue
- Minutes walk from BART 24th Street Mission Station and the MUNI 21 Street Transit Stop
- Abundant medical and dental practitioners nearby
- Sutter Health's CPMC Mission Bernal Campus is 0.7 miles; Zuckerberg SF General Hospital & Trauma Center is 1.1 miles
- Rich in neighborhood amenities - restaurants, retail, banks, etc.

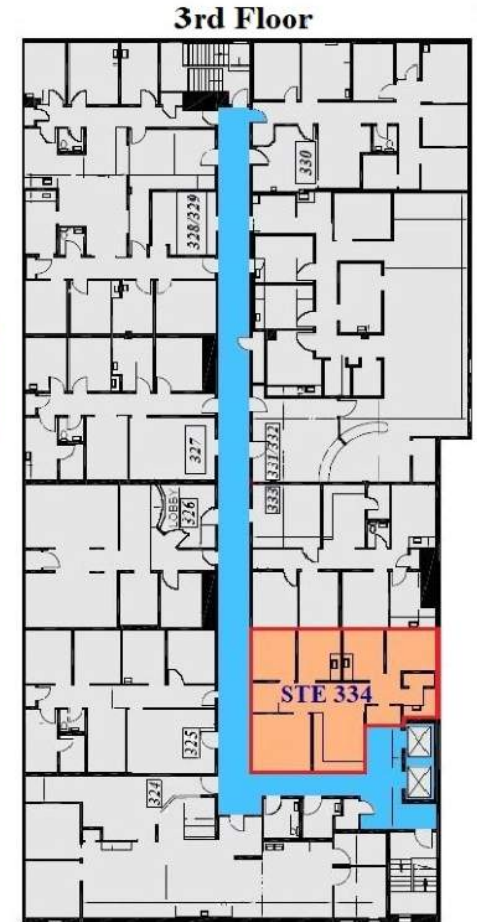
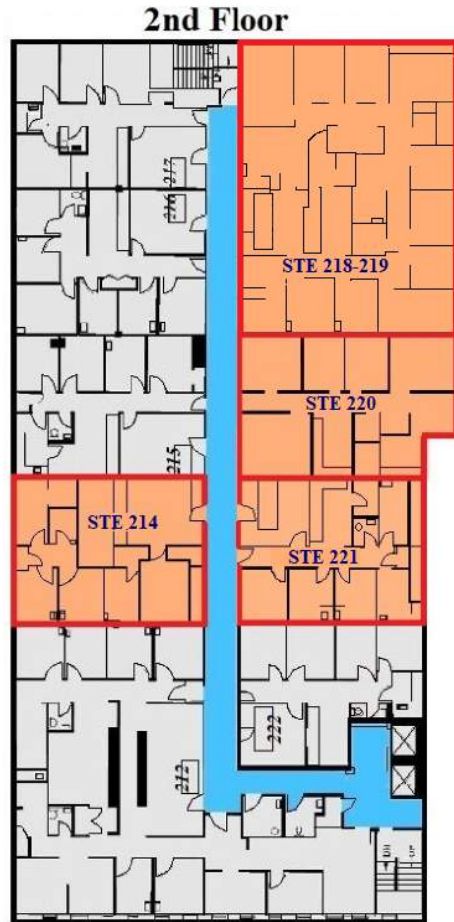
AVAILABLE SPACES:

SUITE 103 A (±801 RSF)	Vacant office space.
SUITE 107 B (±445 RSF)	Vacant office space.
SUITE 109 (±1,054 RSF)	Vacant medical office space.
SUITE 110 (±568 RSF)	Vacant office space. Load bearing wall between Suite 109.



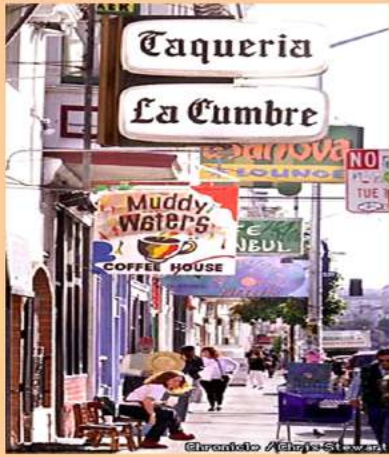
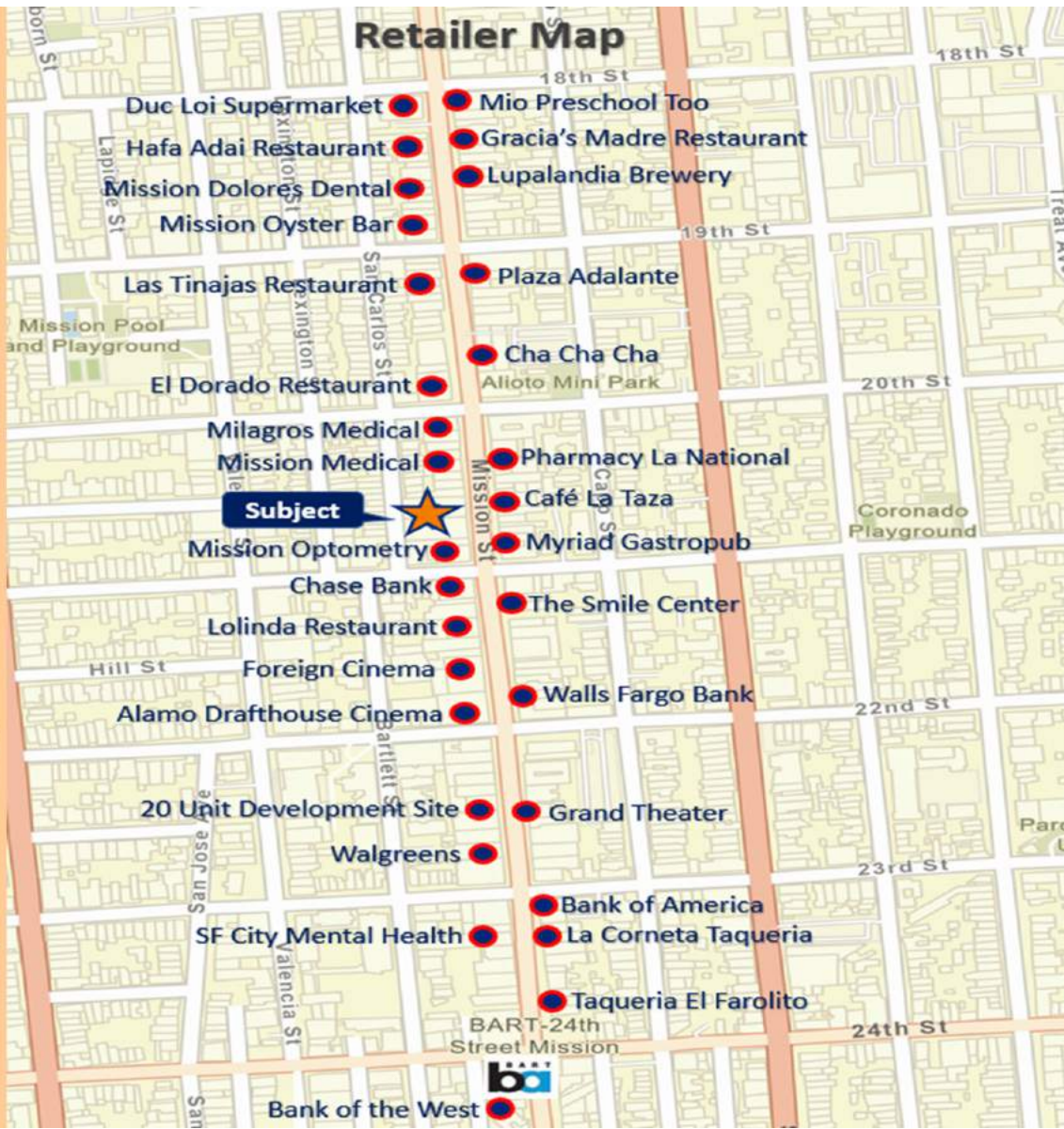
AVAILABLE SPACES:

SUITE 214 (±1,108 RSF)	Vacant medical office space.
SUITE 218 & 219 (2,180.2 RSF)	Vacant medical office space.
SUITE 220 (±1,009 RSF)	Vacant medical office space.
SUITE 221 (±1,048 RSF)	Vacant medical office space.
SUITE 334 (±918 RSF)	Plumbed dental 2 operatories.





Retailer Map



POPULATION

0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	8,842	30,278	92,070
AVERAGE AGE	33.6	33.9	35.7
AVERAGE AGE (MALE)	34.6	34.5	36.1
AVERAGE AGE (FEMALE)	32.8	33.2	35.0

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	3,456	12,333	39,314
# OF PERSONS PER HH	2.6	2.5	2.3
AVERAGE HH INCOME	\$88,509	\$97,763	\$104,707
AVERAGE HOUSE VALUE	\$909,840	\$902,703	\$853,347

TRAFFIC COUNTS

BETWEEN 20TH AND 21ST STREETS	8,318/day
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* Demographic data derived from 2010 US Census

